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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/5 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$520,000

&

\$560,000

Median sale price

Median price

\$585,000

House

Unit

X

Suburb

St Kilda East

Period - From

01/04/2018

to

31/03/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8/154 Alma Rd ST KILDA EAST 3183	\$546,500	25/05/2019
2	17/30 Balaclava Rd ST KILDA EAST 3183	\$545,000	19/05/2019
3	12/30 Wellington St ST KILDA 3182	\$538,000	30/03/2019

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price
\$520,000 - \$560,000
Median Unit Price
Year ending March 2019: \$585,000



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



8/154 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$546,500
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: Apartment



17/30 Balaclava Rd ST KILDA EAST 3183 (REI) **Agent Comments**

2 1 1

Price: \$545,000
Method: Auction Sale
Date: 19/05/2019
Rooms: -
Property Type: Apartment



12/30 Wellington St ST KILDA 3182 (REI/VG) **Agent Comments**

2 1 -

Price: \$538,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Apartment